

LIBERTY TWP
ADA SD

00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-190010.0000
BB07

AGR
2025

sale

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.27 — a/r

2022 BASS FAMILY FARMS LLC	2021-11-10
2023 BASS FAMILY FARMS LLC	2021-11-10
2024 BASS FAMILY FARMS LLC	2021-11-10
2025 BASS FAMILY FARMS LLC	2021-11-10 S1/2 PT SW1/4 S19
CR 15	2WD 70.764A
	\$361,968

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	199
Acres	70.7640	70.7640	70.7640	70.7640	70.7640	
Land100%	370660	405090	405090	405090	176110	405080
Bldg100%	5800	8910	8910	8910	8910	8910
Totl100%	376460t	414000t	414000t	414000t	185030t	413990t
Cauv100%	88310	176110	176110	176110		176100
Tax Value:						
Land 35%	30910	61640	61640	61640	61640	141780
Bldg 35%	2030	3120	3120	3120	3120	3120
Totl 35%	32940t	64760t	64760t	64760t	64760t	144900t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1417.46	2412.08	2428.72	2441.64	2456.70	
Cauv Sav	4252.38	2984.92	3005.52	3021.52		
Sp-Asmnt	42.46	53.08	53.08	63.70		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
613	2	2021-11-10	BASS FAMILY FARMS LLC	2WD	361968	375200	36090
612	1	2021-11-10	BASS FAMILY FARMS LLC	1WD	120656	375200	36090
616	2	1997-10-14	LONG PERRY RICHARD ETAL	2WD *	0	92110	41660
661	1	1993-07-26	LONG PERRY RICHARD ETAL	1WD *	0	0	120000
660	1	1993-07-26	LONG PERRY RICHARD ETAL	1WD *	0	0	120000
566	0	1988-07-25		*	9672	0	120000
520	0	1987-06-26		*	0	0	196230

Year	Land	Bldg	Total	Net Tax
2021	30710	2040	32750	1554.40
2020	35530	12630	48160	2320.42

project	ben acres	/ %	factor
325 KLINGER DITCH - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021

CR 15 45810

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2400
Dwl/Gar/NC% 1.2700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
		FtxFt	Area	Rate	Value	Value	Value	Dpr	Dpr	Value
2 Flat Barn		36X56	2016		D	1930FR	19350	.80	.50	1940
3 Silo	*NV C	10X35	350			1953VP	0			0
4 Lean-To		36X62	2232		C	1949FR	17860	.70		5360
5 Lean-To	*SV	30X36	1080			OLD/	500			500
6 Lean-To		8X72	576		D	1930FR	3690	.70		1110

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	3.8879	6030	23440	2660	10340
C 2	BOB BLOUNT SILT LOAM, 2	34.9195	5770	201490	2360	82410
C 14	GWB GLYNWOOD SILT LOAM	.0492	5400	270	1750	90
C 52	PKA PEWAMO SICL 0-1% SL	20.4325	6490	132610	3560	72740
W 2	BOB BLOUNT SILT LOAM, 2	3.3301	3130	10420	470	1570
W 14	GWB GLYNWOOD SILT LOAM	.0885	2830	250	750	70
W 52	PKA PEWAMO SICL 0-1% SL	5.1228	5370	27510	1670	8560
980	ROAD ROAD	1.5335				
C 52	PKA PEWAMO SICL 0-1% SL	1.4000	6490	9090	230	320

70.764 405080 (100%) 176100 CAUV # 4423
141780 (35%) 61640